

## Woodland Hills Condominiums

# THE COMMUNICATOR

July 2022

### **Board Matters**

The annual Board meeting was held Thursday May 26<sup>th</sup>, 2022 @ 6.00pm in the Clubhouse with the purpose of electing three Board positions. The elected Board members were Dave Basinger, Taylor Bisig and Donna Shultz. Congratulations! The Board is looking forward to another good year and welcomes owners to attend the meetings.

The Board met June 23rd, 2022 at the Clubhouse @ 3.00pm. Residents had various concerns regarding traffic flow and speed in our parking lots, landscaping and rule violations. The Board is in the process of revising and updating the Rules and Regulations.

Board Meetings are held every fourth Thursday of the month at the Clubhouse at 3.00pm with the exception to July and December when no meeting is held. Evening meetings take place quarterly. If you have something you would like to put on the agenda for the board meeting email or drop it in the drop box at the Clubhouse. The board welcomes your suggestions and concerns.

### **Financial Report for: May, 2022**

<b>Income:</b>	<b>YTD</b>	<b>\$491,855.99</b>
<b>Expenses</b>	<b>YTD</b>	<b>\$510,163.94</b>
<b>Bank Balance Operating Account:</b>		<b>\$116,168.70</b>
<b>Reserve Account balance:</b>		<b>\$549,313.17</b>

**Year to date expenses that have been paid from the reserve account total \$525,271.86**

## **What's Happening in your neighborhood.**

### **Welcome New Residents!**

Please stop by the on-site office to fill out your update form and pick up your parking sticker. Parking stickers are required on your vehicle. We will also put your name on your mailbox for you.

**Pool Keys**-There are still some pool keys that have not been picked up. If you would like a pool key, it is available at the office. The old cards do not work this year. Call to make arrangements if unable to pick up during business hours.

**Parking-** The office has been receiving several complaints about various parking violations. Please remember all full-size SUVs and trucks MUST be parked on the dumpster side of the parking lot. This is for everyone's safety. Residents oftentimes cannot see around when backing out next to a full-size vehicle.

With the heavy rains we have had this summer, it is important to remember to park at least a foot from the curb. This will allow the rain to flow into storm drains on the street.

Please refrain from automobile repairs while on property. Per the rules and regulations, "Extraordinary or extensive maintenance of automobiles / vehicles cannot be carried out in the parking lot."

**A/C Reminder-**With this summer's scorching heat it's important to tend to your a/c line. Pour a cup of bleach or vinegar and a cup of warm water down the a/c line in your closet every month during the summer months. This will prevent a potential clog and leak on your neighbors below. Put a plastic container under the line to catch any water that could leak, and randomly check it. It is recommended you purchase a Flood Buzz alarm to let you know when you have a water leak! This will save you and your neighbor a lot of headaches! You can purchase them on line or check with your local hardware store.

**Pets-**Please remember to take your pets to the dumpster side. Pets are not permitted in the common areas, that includes 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 replacement costs. Please use pet stations and bags provided by Woodland Hills for pet owners to clean up. If you do not clean up you will be fined \$60.00 per occurrence. You will only receive one warning then a fine. Thank you to all responsible pet owners.

**Pool-** The pool rules can be found on our website. Please remember to leave your glass bottles at home. If you use the umbrella, please remember to close it when exiting the pool.

**Important Numbers**

Towne Properties	Nancy Caywood	291-5858
24-hr emergency	Towne Properties	291-5858
On-Site Coordinator	Emily Bowcock	441-0831
President	Dave Basinger	
Vice President	Taylor Bisig	
Secretary	Victoria Plemmons	
Treasurer/ Finance	Donna Shultz	
Member -at- Large	Jim Kasper	
Clubhouse Coordinator	Ruth Cubert	442-7941
Police Dispatcher		292-3622 / 911
Southgate Police		441-7473
Fire Department/Ambulance		Call 911
Woodland Hills E-Mail	<a href="mailto:woodlandhills41071@gmail.com">woodlandhills41071@gmail.com</a>	
Web-Site	<a href="http://woodlandhillscondoky.com">woodlandhillscondoky.com</a>	