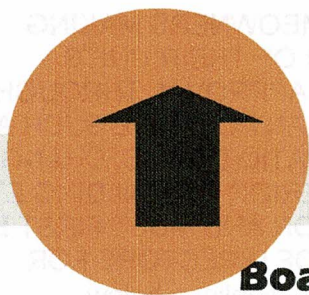


Woodland Hills

Newsletter



June 2021

Board Meeting Notes

The Annual Board meeting was held May 27, 2021 @ 6.00pm at the Clubhouse. The Annual meeting is to elect Board members for a two-year term. This year there were two board positions open. Judy McDowell, and Jim Kasper were seeking re-election. Victoria Plemmons was seeking election.

The Board members elected were Jim Kasper and Victoria Plemmons. They look forward to the next two years. Board meetings are generally every fourth week of the month with the exception of July and December, (no meetings) are scheduled for those months.

- **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 April, 2021

Income:	YTD	\$384,642.20
Expenses:	YTD	\$412,922.52
Bank Balance Operating Acct:		\$114,220.83
Reserve Account Balance:		\$667,157.23

Year to date expenses that have been paid from reserve account total \$282,187.88

Next Board Meeting:
June 24, 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

Dave Basinger President
Taylor Bisig Vice President
Donna Schultz Treasurer
Victoria Plemmons Secretary
Jim Kasper.... Member -at - Large



Condolences

to all of our Woodland Hills Family's
that have loss a loved one this year.

The Powell family

The Chalk Family

The King Family

And anyone I haven't mentioned.

Does anyone have a positive comment, good news, or a suggestion they would like to share? Let me know!

What about this Cicada Invasion!

They are here for such a short time!
There are millions / billions! They sing to us all day long! They attach themselves to our clothes! Fly in our hair! Will you miss them when they are gone?

NOPE!

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



Hot Topics!

The Pools are Open!

Residents, please read your pool rules! The season has started and the violations have as well!

The Pool Rules are posted at the pools, and they are easily attainable. From your landlord, the onsite office, and on our website: woodlandhillscondoky.com

The violations reported are having to many Guests at the pools, opening the gates for people, glass bottles, and fence climbers! Our Pools have security cameras and we monitor them daily.

Once all Covid restrictions are lifted you can have two guest per unit on the weekends.

ONLY TWO GUESTS

During the week days you can have four guests only. Any more guest than the amount allowed will result in a violation, or pool card deactivated.

Please Don't open the gate for anyone there is a good reason their pool card does not work! They must see Debbie at the on-site office.

Dumpster Issues

1. Keep the LIDS CLOSED — it keeps trash in and raccoons out.
2. Removal of large items and hazardous waste is the Resident's responsibility. Large house hold items, furniture, carpet, or water heaters are not permitted in the dumpsters you must make arrangements to have it **removed from the property.** Don't leave it by the dumpster!
3. **Put your trash to the back of dumpster (this will give everyone more room)**
4. Place your trash bags inside the dumpster rather than on the lid of the dumpster, or outside of the dumpster. **DON'T LEAVE YOUR ITEMS OUTSIDE OF THE DUMPSTER.**
5. Keep the dumpster area CLEAN, trash should be tied in plastic bags before disposing. This is especially important when disposing of liquids.
6. Break down all boxes large & small and put inside dumpster (this will save room for trash bags). **These dumpsters are not designed to hold heavy items.**

GUIDELINES FOR WINDOWS, PATIO DOORS, AND FRONT UNIT –DOOR

WE ARE EXPERIENCING HOMEOWNERS MAKING CHANGES TO THE EXTERIOR OF THEIR UNITS WITHOUT OBTAINING PRIOR APPROVAL THROUGH THE BOARD OF DIRECTORS. ANY CHANGE SUCH AS SATELLITE, LANDSCAPING, PATIO DOORS, CHANGING COLOR OF A DOOR, ON EXTERIOR OF BUILDING ETC., IS A CHANGE IN THE EXTERIOR AND MUST FIRST BE SUBMITTED TO THE BOARD OF DIRECTORS FOR APPROVAL. Please review the Guidelines below.

Doors/Windows/Screens: Homeowners are responsible for their windows / screens/ patio doors/ and unit door repairs, or replacements.

Window Blinds/ Curtains: All units must have a blind or curtains at each window. They must be kept in good repair and with a **white or cream lining that faces the outside.** (Blinds must be white or cream in color)

Window / Door Glass: All glass must be kept clean and in good repair. If fogged they need to be replaced.

Window/Patio Door frames: Replacements must be brown in color showing on the outside of the window/door, and the same style as the current doors /windows.

Window/Patio Door Screens: All screens must be clean and kept in good repair. If replacement is needed the **frames must be brown** facing the outside.

Unit Entrance Door: If door replacements are needed it must be in the same style as existing door, and brown in color. Door must be installed by qualified installer, and must be approved by Board prior to installation.

(Seasonal Wreaths are permitted to be displayed on unit entrance doors maximum size 24inch)

- I have noted a lot of colored curtains, and broken blinds. Please plan to replace them. Only white-or cream-colored drapes, curtains, and window & patio blinds are permitted.

Have a great Summer!