

Woodland Hills

HOA Newsletter



March

2020

Board Meeting Notes

- The Board meeting was held February 27, 2020 @ 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 Flood Damage cost to date.
- Board asked management to provide a breakdown of cost for flood damage repairs in the newsletter for all residents.
- Management provided Board with emails from residents.
- Management reported the Clubhouse was scheduled for painting in March once paint color is selected by the board.
- If you are new to the community Welcome, please stop by the on -site office to pick up your parking stickers. We will also put your name on the mailbox.

Next Board Meeting:

March 26, 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



Financial Report for January, 2020

Income:	YTD	\$61,741.66
Expenses:	YTD	\$72,003.01
Bank Balance Operating Acct:		\$ 139,523.61
Reserve Account Balance:		\$520,134.96

Year to date expenses that have been paid from reserve account total
\$109,015.14

Upcoming Events

Spring

Concrete Work is currently being scheduled for the end of March weather permitting.

TMS Construction will be starting the concrete footers for the new decks at 28,30,32 Notices will be sent out when work is scheduled.

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

Routine Maintenance Tip

Check caulking around your tubs, shower knobs. Over the years caulk will fail, and when the shower is in use it could possibly leak on units below you. Also, it's good to check every water supply in your unit for water leaks often. It will prevent damage to your unit, and units below you.



Flood Damage

The Board asked that we put the Flood Damage cost of June 16, 2019 in the newsletter for residents. These costs are for the eight units, two hallways, mold remediation, restorations, engineer, drainage, landscape, and attorney fees to date. The assessment was for \$250,000.00 we have spent \$273,412.21 to date. We still have a few more flood related issues to complete, we will probably exceed \$300,000.00 by the time it's all said and done. I have broken this down in five categories.

Flood Clean out/ Mold Remediation

\$25,609.40

8 units & 2 Hallway Restorations

\$122,832.88

Drainage

\$110,715.65

Landscape

\$8,885.28

Engineer/Attorney Fees

\$5,369.00

Your Board of Directors have taken the necessary measures in hopes this will not happen again. It was very hard for those directly affected and those indirectly affected. The directly affected lost everything they had, and was also assessed along with everyone else.

FAQ



Questions get asked?

Why don't we have a recycling facility at Woodland Hills?

The association has looked at recycling for our community several times in the past. Unfortunately, there are several reasons recycling would not work for us.

Recycle containers: where could we place one without taking a parking space? **And how would we be able to keep trash out of it?** It has been suggested we use totes in each building or at the entrance to your building for recycling.

That would be a real mess to look at each day. Unfortunately, recycling will not work in our community.

I personally like to recycle, so I contacted the Southgate City Building and talked to Brandi she gave me some good information to pass on to you!

I plan to post this information in the bulletin Boards for those interested. There is a lot of information on this web-site regarding recycling materials and furniture & appliances.

The Web-site:

Campbellcountyky.org

Condolences go out to the families of:

Marian Fischer, she was a leader! She served on the Woodland Hills Board of Directors for over 25 years, she also served on the Finance, and Social & Recreation Committees.

Mrs. Kavalasukas, a longtime resident.

Mr. Glay Griffith, a longtime resident.

Mrs. Debbie Little, a longtime resident.

Condolences to all that have loss friends, and family members.

You meet many people through this journey of life, and they become neighbors, and friends.

They will be missed!

Thank you for being part of the community!

