

Woodland Hills Condominiums

THE COMMUNICATOR

March 2022

Board Matters

The Board met February 24, 2022 at the Clubhouse @ 3.00pm.

Board Meetings are held every fourth week of the month at the Clubhouse at 3.00pm. The evening meetings are held quarterly. The first evening meeting this year was held **January 27, 2022 at 6.00 pm** at the Clubhouse. Residents unable to attend the day meetings will have an opportunity to attend quarterly meetings. 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.

Management updated deck progress, Property Care is currently working at buildings 16,18,20 moving on around to the back of the building. They plan to move to buildings 10,12,14 when weather permits for the concrete patios to be completed. All decks on Woodland Hills will be completed this year! This really is a great accomplishment!

Martha Ringo from Cincinnati Bell presented bringing fiopics to Woodland Hills. They have received a grant that allows them to install fiopics to our buildings at no cost to the association. You will have another choice for your internet, and phone services. This project will not start until 2023 -2024.

Financial Report for January, 2022:

Income:	YTD	\$ 87,729.82
Expenses	YTD	\$ 123,415.45
Bank Balance Operating Account		\$ 98,389.38
Reserve Account balance:		\$ 816,234.67

Year to date expenses that have been paid from reserve account totaled \$66,468.44 for 2022.

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. We are currently updating resident pool cards, if you haven't picked your new pool card up please contact Debbie at 859-441-0831 to arrange for pick up.

What's Happening in your neighborhood!

I have an announcement! I have put a lot of thought into this, I have decided that it is time for some changes. It's time for some fun stuff! I plan to retire, my last day is March 31, 2022. Its not a sudden decision by any means! Woodland Hills and Towne Properties have been very good to me for the last 28 years. I have worked with some pretty awesome residents, and I learned so much from working with all of you. This job is not one you are totally trained for; it is a daily learning experience! I have been blessed with knowing so many good people through the years!!! Those of you who have supported me through the years, good times and bad! I do Thank You for your patience, and understanding. I can honestly say I will miss you all! Good news is they have found a replacement, and her name is Emily Bowcock she will start April 4, 2022 and her days are Monday – Thursday. She comes with COA experience, it does take time to learn a new property, and especially one this size. Please be kind to her, she too will need your support, and understanding. I know she will do a terrific job! Starting April 1, 2022, I will start a new chapter in my life! Thanks for some good memories! I'm sure I could write a book!!! and (Some of you would be in it!) ... I wish all of you the very best!

This year the **Christmas Decoration Contest** goes to **10-1 Woodland Hills Dr.** Your patio was awesome! It is always a hard choice, so many patios are nicely decorated. Congratulations! Call Ruth at 859-442-7941 to book your free 2022 Clubhouse rental

FYI: The Pool deck at pool # 1 is scheduled for replacement this year. They will start as soon as weather permits. Its going to look a little different and a lot better! The plan is to get it replaced by pool opening day which is Memorial weekend. Keep your fingers crossed that the weather cooperates!

Have you missed the posted signs on the Dumpsters? We posted signs on the dumpster last year of what is not allowed! It is your responsibility to dispose of your furniture in the proper way! It's ridiculous that there is no room in the dumpsters because of furniture. Bryan should not have to take your trash bags to another dumpster because the dumpster is full! In order to stop this, we need your help if you see someone and know who they are please be a tattle tell! It really has to stop and we can't do anything about it without your help. We will fine them if we know who they are. Most of our problems are with residents who live here. You can call Rumpke at 877-786-7537 ex 7377 to do a large pick up you will have to pay for it. Please contact the office and let them know you have made arrangements with Rumpke. Please do not block the dumpsters when parking, you will be towed.

Parking: If you are interested in serving on the parking committee it's not too late, the committee will help with parking problem areas, help in finding solutions. We need at least three to five residents. If you are interested you can contact Debbie at 859-441-0831 or come to the next Board meeting. Please get your parking stickers and put them on your vehicle. It is the responsibility of the resident to inform your visitor where they need to park when visiting. Residents that don't comply with the parking rules will be towed at owner's expense. We are not going to keep tagging your vehicles for repeated violations, **we are going to start towing vehicles that continue to violate the parking rules.** Your vehicles must be **operatable, licensed, and a parking sticker clearly seen on your vehicles.** **You cannot store vehicles on the property.** If you have multiple vehicles and don't drive them. They must be removed from the property and stored elsewhere.

Pet Waste: It is a mess out there, and it is unsanitary for your pets! Pets are not permitted in the common areas surrounding your units. If you allow them in the common area, you will be charged for replacing the sod.

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, purchase an air cleaner for your units. Be a Good Neighbor!

Important Numbers

Towne Properties	Nancy Caywood	291-5858
24-hr emergency	Towne Properties	291-5858
On-Site Coordinator	Debbie Sumner	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/Life Squad		Call 911
Woodland Hills E-Mail		woodlandhills41071@gmail.com
Web-Site		woodlandhillscondoky.com

