

Woodland Hills Condominiums
(ALL RESIDENTS PLEASE TAKE A COPY)

THE COMMUNICATOR

Spring, 2023

Board Matters

The Board met on Thursday March 23rd, 2023 @ 3.00pm at the Clubhouse.

Board Meetings are usually held every fourth Thursday of the month at the Clubhouse at 3.00pm. Evening meetings are held 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.

Property Care finished painting decks in buildings 10-14. The carpet in building 10 has been replaced. They also repaired exterior fire exits in buildings 22-32.

Bresser Roofing is replacing roof on buildings 34-38.

Financial Report for: February 2023

Income:	YTD	\$197,373.30
Expenses	YTD	\$174,516.92
Bank Balance Operating Account:		\$170,233.12
Reserve Account balance:		\$827,388.13

Year to date expenses that have been paid from the reserve account total \$13,318.35.

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.

Annual Meeting- The annual meeting will be held Thursday May 25th, 2023, at 6.00 PM. The annual meeting is for electing board officers. There are two board positions available. Victoria Plemmons and Jim Kasper are seeking reelection. If you are interested in serving on the board, please submit a letter of intent. You can get the letter of intent from Emily by email or at the on-site office. It will also be available on Woodland Hills' website. **Your letter of intent needs to be turned into the on-site office no later than Monday April 24th, 2023, for it to go out with the announcement.**

Improvement Survey- The Board of Directors would love your input when deciding what should be done with the tennis courts and surrounding areas. Please scan QR code to submit electronically or fill out attached form and return to office.

Pets- To help with the ongoing issue of pet waste in common areas, The Board of Directors decided to add nine additional pet stations the community. Our rules and regulations clearly state that all pets must be curbed on the dumpster side of the parking lot and cleaned up after immediately. Southgate’s ordinance 91.08 states, “*Any person owning or having charge, control, care or custody of any dog or cat shall clean up any feces of the animal immediately and dispose of it in a sanitary manner.*” Thank you to all pet owners who abide by the rules and pick up after their pets. Anyone found not picking up after their pet will be fined \$60.00 for the first offense. Residents are encouraged to take photos, and report violators to the office.

A/C Reminder- With warm weather approaching 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 online or check with your local hardware store.

Pool- The state of Kentucky has changed some rules, regarding the pools. Effective this season, no one under the age of 18 can enter the pool facility without a responsible adult present. Additionally, no one can be in the pool area or swim alone. As communicated in the October 2022 newsletter, Pool 1 will now be a smoke free pool. There will be a bench and cigarette receptacle outside of the pool area for smokers. Pool 2 will remain as is, and smoking will be permitted. The revised pool rules that include Kentucky’s new requirements are attached to this communication. Please keep for your records.

Sanitation District 1- SD1 has plans to replace the sewage lines here at Woodland with ones larger in diameter. They have an easement through the property, so they are able to do this. We have been working closely with them and legal counsel, but no paperwork has been signed. Once details become known, we will communicate them to all residents and keep you updated throughout the process.

Important Numbers

Towne Properties	Nancy Caywood	859-291-5858
24-hr emergency	Towne Properties	859-291-5858
On-Site Coordinator	Emily Bowcock	859-441-0831
President	Dave Basinger	
Vice President	Taylor Bisig	
Secretary	Victoria Plemmons	
Treasurer/ Finance	Donna Shultz	
Member -at- Large	Jim Kasper	
Clubhouse Coordinator	Ruth Cubert	859-442-7941
Police Dispatcher		859-292-3622 / 911
Southgate Police		859-441-7473
Fire Department/Ambulance		Call 911
Woodland Hills E-Mail		woodlandhills41071@gmail.com
Web-Site		woodlandhillscondoky.com