

Woodland Hills Condominiums

THE COMMUNICATOR

Summer, 2023

Board Matters

The Annual Meeting was held on May 25th, 2023 @ 6.00pm at the Clubhouse with the purpose of electing two Board positions. The elected Board members were Victoria Plemmons and Jim Kasper. Congratulations! The Board is looking forward to another good year and welcomes owners to attend meetings.

Board Meetings are usually held every fourth Thursday of the month at the Clubhouse at 3.00pm. There are no meetings in July and December. 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 exterior painting on buildings 36-46.
Bresser Roofing completed the new roof on buildings 34-38.
A new sidewalk was poured along pool 1. The new gazebo at pool 1 is equipped with refurbished picnic tables, and two large ceiling fans.

Financial Report for: May 2023

Income:	YTD	\$508,500.66
Expenses:	YTD	\$353,467.30
Bank Balance Operating Account:		\$93,028.43
Reserve Account Balance:		\$635,318.70

Year to date expenses that have been paid from the reserve account- \$329,758.77

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.

Speeding- The office has received complaints about residents speeding in the parking lots.

Please comply with the 15 MPH speed limit. With no sidewalks, residents have no choice but to walk in the street. We have a lot of kids in this community, and even more pet owners that walk their dogs throughout the day. Abiding by the **15 MPH speed limit** will keep our residents safer.

Improvement Survey- Thank you all who completed the survey. We will communicate the final decisions as soon as plans have been put in place.

Pets- Thank you to all responsible pet owners. Pets must be curbed on the dumpster side and must be cleaned up immediately. Cleaning up immediately after your pet is also a law in Southgate. 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.*” The Board approved nine additional pet stations in the community. Please utilize them. 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-Please remember to 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- Now that the pool season is in full swing, it’s important to follow the following rules.

- Please do not let anyone in the pool. Each homeowner needs to swipe in.
- 2 visitors per unit are allowed on the weekends, and 4 visitors on the weekdays.
- NO GLASS IS PERMITTED. The state of Kentucky will shut the pool down if they find glass on the premises.
- No one under the age of 18 is permitted in the pool or in the pool area without a parent or guardian. This is a Kentucky law.
- The pool hours are 9 AM- 9PM. Anyone caught on camera afterhours will be subject to suspension of pool privileges.

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 can do this. After working closely with legal counsel and engineers the board was given the OK to sign the paperwork. As soon as we hear more details pertaining to start dates, and scope of work, we will immediately communicate with the community.

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 Schultz	
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