

Woodland Hills Condominiums

THE COMMUNICATOR

Winter, 2023

Board Matters

Due to Thanksgiving falling at the regularly scheduled time, the Board met on Monday November 20th, 2023 @ 3:00 pm 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. There are no meetings in the month of July or December. If you have something, you would like added to the agenda, email or drop it in the drop box at the clubhouse. The board welcomes your suggestions and concerns.

The 2024 budget has been approved. You will be receiving communication from Towne Properties shortly. The monthly increase will be \$15.00. Fifty percent of this amount is due to our common building insurance, which had a very steep premium increase. Any auto payment should be updated to reflect the new amount of \$260 beginning January 1st.

2024 Contracted Work

Roof replacement- buildings 22, 24, 26 and clubhouse

Exterior painting-buildings 48-58, clubhouse and gym.

Drainage-buildings 34-44

Pool 2-new concrete decking. 6 new concrete patio tables.

Interior foyer and storage hallway remodels- buildings 16-20 & 72-76.

Exterior fire exits-refurbishment and repair work buildings 22-32.

Replacement of pool pump room shed at pool 1.

Resurfacing tennis courts, to make way for pickleball courts and community garden area.

Financial Report for: October 2023

Income:	YTD	\$1,003,343.08
Expenses:	YTD	\$1,021,282.92
Bank Balance Operating Account:		\$ 80,823.10
Reserve Account balance:		\$775,031.15

Year to date expenses that have been paid from the reserve account total- \$406,712.99.

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.

Christmas Decoration Contest- The contest for the nicest decorated patio is in full swing. Decorations are permitted until January 15th. The winner will win a free clubhouse rental that can be redeemed in 2024. Judging will take place on Wednesday December 20th. Good luck to all!

Clubhouse Coordinator- After several years of loyal service Ruth Cubert will be retiring from the clubhouse coordinator role effective January 1st. We thank Ruth for all her hard work and wish her the very best! Lucy Smith will be the new coordinator. To schedule a party, Lucy can be reached at 859-250-4184. Welcome Lucy!

Pressure reducer valves- If you notice any extreme changes to your water pressure, please let the office know immediately. If it is after hours, please call the emergency number and maintenance will check it out.

SD1- As communicated previously, SD1 will begin upsizing their sewer lines here at Woodland very shortly. This process is going to be loud and very inconvenient for a portion of our residents. With the easement through the property, they legally can do this work. This project is expected to take several months to complete.

Part time summer help- Woodland Hills is in need of a part time summer helper. This job would require you to open pools every other weekend. Additionally, 1-2 weekdays (Monday-Thursday) would be needed to assist maintenance in various projects. Please contact the office if you are interested. We are flexible regarding the weekdays and can work around your schedule.

Lock Box- Lock boxes are not permitted to be hung on railings, trees, or plants. Please relocate all lock boxes to the gate at dumpster on backside.

Patio Rules- Attached are the patio rules, that the Board of Directors has revised effective January 1st. Please note-smoker grills are prohibited. Additionally, firewood must be removed from your patio by April 1st.

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