

Woodland Hills Condominiums
(ALL RESIDENTS PLEASE TAKE A COPY)

THE COMMUNICATOR

Winter, 2023

Board Matters

The Board met on Thursday November 17th, 2022 @ 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.

Clubhouse rules and procedures have been revised. Due to damage caused by decorating with scotch tape, the only permissible tape that will be allowed is painters' tape. The clubhouse coordinator will provide you with the painters' tape if you are decorating for your party. Due to this, clubhouse rental fees will increase to \$80.00 per party. Additionally, the deposit fee for rental will increase to \$150.00 per party. As always, the deposit is fully refundable upon completion of all cleaning defined on the provided checklist. These changes will go into effect on February 1st, 2023.

The Board reviewed the proposed budget and held fees at \$245.00 per month. Projects taking place on the property for this upcoming year include the pool pavilion at pool 1, interior and exterior painting plus repairs, roofing, a new front entrance door to the clubhouse and concrete work.

Financial Report for: November 2022

Income:	YTD	\$1,098,349.21
Expenses	YTD	\$1,069,240.81
Bank Balance Operating Account:		\$162,891.45
Reserve Account balance:		\$761,369.70

Year to date expenses that have been paid from the reserve account total \$602,424.86

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.

Patio Christmas Decoration Contest- Thanks to all who decorated this year, and the great job you did. Congratulations are in order for the winner of the contest at 72-7 View Terrace Drive!

Pets- Thank you to every pet owner who abides by the rules and picks up after their pet. Unfortunately, there are some residents who don't as evidenced by walking the property. Residents are encouraged to take photos, and report violators to the office. **If found not picking up after your pet, you will be fined a minimum of \$60.00 per infraction.** If the association must bring in an outside company to pick up, that money would be added to the budget, and affect your HOA fees. Not only is not picking up after your pet against Woodland Hills rules and regulations, 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."* Additionally, it has been noted that dogs are not on leashes. Again, not only is this a Woodland Hills rule, but Southgate dictates in ordinance 91.02 that *"the animal must be secured by means of a collar or harness with chain or leash attached."*

Dumpsters- The state of the dumpsters over the Holidays was extreme. Rumpke was not able to pick up on Friday December 23rd due to the weather. However, the amount of furniture and large items in the dumpster compounded to this problem significantly. Please abide by the signs posted at the dumpster. **Dumping of furniture pieces is forbidden.** The Southgate Police have been notified and will be paying attention to anyone dumping while they are patrolling the area. We also believe that non-residents are using our dumpsters as a place to dispose. If you see anyone dumping, please take a picture with the vehicle and plate number if possible and report it to the office.

Lock Boxes-A reminder that all lockboxes should be attached to the back side of the dumpster and should not be attached to entrance railings or trees.

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