



Adam's Run Homeowner's Association

P. O. Box 91003
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From our President

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Come to our annual meeting.

Hear the news, meet neighbors, ask questions be proud to live in Adams Run

The Adams Run Owners Association is responsible for maintaining the standards of appearance, safety, and values of our neighborhood for the property owners that live here. The board must plan for future repairs, replacements, expenses, legal fees, etc. that may arise from managing the neighborhood. This mission is made possible through yearly homeowner dues. Payments that are past due restrict the association's ability to fulfill its mission and maintain the neighborhood in which you live. So that being said:

We want to express our appreciation to our homeowners who have been diligent in paying their yearly dues and fulfilling their obligation to the HOA so that we can perform our duties as needed. Thank you so very much for your commitment to support your community and your HOA.

This letter serves as notification that the Adams Run Board of Directors has voted to increase the yearly dues by \$25.00 per home to a total of \$175.00 yearly in 2020. This small increase is needed to help us operate in a balanced budget mode and follows the cost of living increase for our area in the past year. The ever increasing costs of services to our community to include lawn care, landscaping, insurance, maintenance repairs, and utilities are but a few of the necessary expenses paid for with HOA dues.

This is my "Thank You" to board members: Please take time to Say Thank You to All Adams Run HOA board members.

Thank you for your service to your community association. I have tremendous respect for you because you have volunteered to serve on your homeowner association board. Each year you give countless time and invaluable talent to your community. Let's be honest: it is largely a thankless job. The pay is terrible, the hours unpredictable, and the rewards are often limited to that warm feeling that comes from giving back to your community.

Thank you for sticking with it even when other owners disagree with your approach or when friendships are strained due to your decisions in the boardroom. Thank you for keeping the best interests of your community at the forefront of your efforts. Thank you for compromising and acknowledging your emotions and learning from your mistakes. Thank you for leading.

Thank you for all of the tasks and outcomes that you accomplished over the past year. While others were sleeping or working or tending to their families, or (occasionally) criticizing your work, you and other board members gave your time to the Adams Run Association.

Thank you, Terry Campbell

**Adam's Run
Board Member
Election
Meeting
October 17,
2019
7 p.m.**

Volunteers Needed!!!!

Any board member can tell you that just showing up is not enough to run an association successfully. Warm bodies in board seats will not get the job done. But I rarely find board members who show up regularly and don't contribute in some other meaningful way.

We have made a difference this year to make Adams Run a neighborhood we are proud to live and raise a family in. But we have more work to do and we need Volunteers for the 2020 board. Please make a difference and donate your time to the 2020 Adams Run Association.

Documents & Deeds Report

As we all want to try and do our part to keep our neighborhood looking the best it can be, two of the main tasks of Deeds and Documents is to properly process property improvement requests, and follow-up on CCR (Covenants, Codes, and Restrictions) violation complaints as needed. While there may be some elements to a homeowner's property that the HOA does not have a legally binding interest, we do our best to assist and guide the homeowner as needed. Below are key processes to consider when either starting an improvement project on your property, or if the need arises to register a complaint. If you have questions, please feel free to send an email to: deeds@adamsrunhoa.com

Property Improvements/Modifications – As it is the responsibility of a homeowner, within Adams Run, to submit all requested documentation for review to ensure established declarations of the HOA are followed, it is also the responsibility of a homeowner to review and submit the necessary documentation to the Jefferson County Metro Government Department of Codes and Regulations as needed.

(See also: <https://louisvilleky.gov/government/construction-review/resources>)

Property Complaints and Violations - If an Adams Run homeowner wishes to register a complaint with regard to violations of the CCR's against another Adams Run homeowner, the proper procedure to follow is outlined on the Adams Run Homeowners Association website. Keeping in mind that there are some violations that are not an infraction of the HOA restrictions, but may actually be a violation of city and county codes.

(See also: <http://www.adamsrunhoa.com/> and <https://louisvilleky.gov/government/metro311>)

Jackie Smith, Documents & Deeds Chair

Finance Report

It has been a busy year of improvements in the Adam's Run neighborhood. One significant improvement is the work that has been completed to restore and sustain our beautiful fountains. In addition, we have made efforts to develop the aesthetic appearance of our community with landscaping improvements.

Looking to the next fiscal year, the board has the challenging task of managing a prominent rise in expenses such as utilities while also allocating for maintenance needs as the development ages. Faced with this outlook, the board has approved a dues increase in the amount of \$25. This increases HOA dues for each resident from \$150 to \$175 per year.

As a reminder, dues must be paid no later than October 15. Please keep in mind the importance of paying your dues on time. Unpaid or late payments can lead to additional fees. Let's all continue to do our part to have a wonderful neighborhood!

Terri Davenport, Treasurer

Grounds Report

This year we have had a new landscaping maintenance company, Greenscapes, and have been very pleased with their work. We've received many positive comments from homeowners stating their contentment with the new company. The last few weeks have been very hot causing drought conditions, so maintaining all the bushes has been a challenge.

Because the new company charges a fair amount more than previous companies, the HOA Board is open to new landscaping maintenance bids for the next contract year beginning April 1, 2020 in an effort to keep our overall expenses down. Our landscaping company also usually maintains the fountains. If you know of any company that may be interested, please have them email their interest to grounds@adamsrunhoa.com. The deadline for submitting bids is December 2, 2019. The Board members will review the bids before the December 6, 2019 Board Meeting so that a decision can be voted on at that meeting.

This year's projects included a renovation of the bushes at the Beulah Church entrance front island. Also, the fountains were painted and sealed with the same material used in the fountains at Ground Zero in New York City by a company who specializes in this type of work. It was much needed, and really improved the aesthetic appeal of the fountains, along with keeping the brickwork in good standing.

Earlier this year bushes along our islands were stolen. The Board voted to replace the dead and stolen bushes from our maintenance expense account. We will ask Greenscapes for their recommendation regarding the replacements.

The dead pine tree along the entrance to the neighborhood was recently removed by T's Trees,

We have found it necessary to install lock boxes for the fountain controls due to evidence of tampering with the timers. If you see anyone tampering with equipment or anything out of the ordinary, please report it to the board.

While the upkeep of our neighborhood has been my main objective this year, I have decided to resign from this position. If you are interested in taking over, please attend the HOA meeting in October and express your interest.

Jeremy Wooten, Grounds Chair

Communications Report

The Adam's Run Annual Yard Sale was held Saturday, June 15, 2019. Republic Services provided "Junk Pick-up Day" on the following Thursday, June 20, 2019, along with an additional "Junk Pick-up Day" for the Fall scheduled for October 31, 2019.

As in 2018, HOA Meetings have been held at the Outer Loop Government Center located at 7201 Outer Loop. The dates for 2020 will be set later this year and will be announced to the homeowners after that time.

Our Annual Meeting, with election of officers and board members will be October 17, 2019.

Jan Neukam, Communications