



Adam's Run Homeowner's Association

P. O. Box 91003
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From our President

BOARD MEMBERS

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Board Member

Nelson Davenport

I want to thank the 2021 HOA board for all the support and time they gave this year to the Adams Run Homeowners. It has been a great year, and your time and hard work did not go unnoticed. Thank You.

It's been said that we never get a second chance to make a good first impression. Research supports the adage, 'first impressions matter'! Whether it's one second or one minute, or three, most people form their first impression very quickly; and they're hard to reverse. I believe this holds true for opinions about our subdivision as well. We're all busy, and things come up, and we can't always get to everything but there are a few properties that, quite frankly, look unkempt; this reflects poorly on your neighbors and the entire subdivision. It's regrettable that all homeowners (and residents) don't take pride in their properties.

Consider taking a short excursion through the neighborhood, your neighborhood, and maybe ask yourself how your home and property compares with the others around it and throughout the neighborhood? What kind of neighbor are you? Maybe you're someone who never got around to removing some left over construction materials from around your house or you've let your lawn and landscaping go? Refuse, tall grass, weeds, and critters roaming through it all is for country-living or a development that is not deed-restricted. Look at your property through your neighbor's eyes and those passing by. What do you see, hear, and experience?

People who park cars on our already narrow streets make it more constricted when automobiles are parked on both sides, especially in a cul-de-sac. It makes it difficult for the school buses and city service vehicles to pass through and makes it impossible to see if there is someone backing out of their driveway or darting across the street. Sidewalks are for pedestrians, not cars! Yards are not a parking spot for your car, or any type of trailer. Inoperable vehicles, like those with flat tires or windows busted out, degrades the integrity of the neighborhood and shows lack of respect for neighbors. You don't have to be 'that' neighbor that no one wants to live by. The New Year provides the perfect time to start fresh! AND BE A GOOD NEIGHBOR.

We encountered a few snafus This year that delayed the completion of the (damaged front entrance). It was a comedy-of-errors but the short-and-long of it (mostly the long) is that the driver that hit the front entrance and damaged it did not have insurance. It took a long time to just find out who damaged it, and when we did, we found out they had no insurance. To file a claim with the HOA insurance, we had to get contractors to just quote the project, let alone do the project. Well that's all behind us and the front entrance should be repaired soon. Sorry it took so long !!!!

We encourage all homeowners to attend our meetings and join us in managing our diverse, wonderful group of residents. The best way to help your community is to volunteer with your homeowner's association. It has been my pleasure to serve as your HOA President this past year.

Terry Campbell, President

Adam's Run Board Member Election Meeting

October 14,
2021, 7 p.m.

via Zoom

(see Adams Run Facebook for
Zoom link)

Board Members Needed!

The Board is made up of homeowners just like you. Being a Board member doesn't take a lot of time, and can be rewarding as you see real, positive change within the community. We especially encourage you to join if you haven't been happy with how the Board is managing the community!

The primary role of the Board is to enforce the association rules. We enforce the rules with two goals: to keep property value up and conflicts down. Most of the business decisions made at each board meeting have a direct impact on the property values of our community.

Becoming a board member will give you a voice in the HOA. Consider joining today!!!

Adams' Run is a "deed restricted community"

This means that the developer of our subdivision attached certain restrictions to the properties that "run with the land." There are 10 distinct sections in our community and the restrictions, contained in the "Declaration of Covenants, Conditions and Restrictions" (CCRs) are slightly different for each section. You can download a map showing which section your home is in, and the CCRs for that section on our website (www.adamsrunhoa.com/ccr.htm).

Although most of the provisions in the CC&Rs pertain to the actual building of homes in the subdivision, such as square footage, types of materials, etc., there are provisions regarding such things as fences, outbuildings, permitted animals and such. You should have been provided a copy of the CCRs when you purchased your home, but if not, you can download from the above link.

A couple of points to remember:

1. The HOA did not create the CCRs, the developer did. They can be changed, but only by an affirmative vote of 75% of the homeowners.
2. There are provisions to allow for enforcement of the CCRs. Should you feel you have a complaint concerning a resident, please complete the complaint form located at <http://www.adamsrunhoa.com/complaint-form.pdf>. If at all possible email it to the Deeds email address (deeds@adamsrunhoa.com) to avoid delays. The HOA is not a governmental unit. Some complaints might be more appropriately handled by Louisville Metro, since it could be a code violation, but not covered by the CCRs.

Property Upkeep

As a property owner/resident you are expected to maintain your property. This includes the easements, even if it is outside your fence. We understand that this has been a very strange year, and we are at that point in the year where no one really enjoys doing yard work, but PLEASE keep the weeds down. In the event of a flagrant violation, the HOA does have the right under the CCRs to do this maintenance and to bill you for it.

Improvement Requests

If you desire to make an improvement to your property, and it is permitted under the CCRs for your section of Adams' Run, please complete the improvement request form <http://www.adamsrunhoa.com/request-form.pdf>. Again, emailing to the Deeds email box will greatly expedite the process.

Tom Neukam, Deeds Chairman

Communications Report

Welcome new residents/homeowners. Adams Run HOA has a private Facebook group page and a group page on Nextdoor.com. All homeowners are invited to become a member for community updates and information. Residency will be verified for membership.

The HOA website address: www.adamsrunhoa.com
Adams Run Annual Yard Sale was held on Saturday June 5th and was quite a success this year. Thanks to all who participated.

The grounds committee has been pushing ahead with making improvements to our landscaping and surrounding common areas. There is still a lot of work to be done, but we continue to work closely with our landscaping company with these efforts. We also have expedited issues, as we become aware, and see that they are timely resolved.

We have improvements in the works for our irrigated and non-irrigated islands and are currently addressing some areas in our islands for grass regrowth.

As the world has been impacted in so many ways due to COVID, we were also affected by this as we searched for a contractor to complete brick repairs at our main entrance due to being damaged earlier this year. Availability of crews and supplies have affected contractors, and as a result, they have been unable to either take on new work or could not access resources needed in a timely manner. With that said, we were finally able to obtain a contractor, and the repairs are slated to start soon. Once the brick work is completed, landscaping is not far behind.

With fall fast approaching, we would like to remind everyone to dispose of your leaves appropriately. If you are unsure of the county guidelines, access the LouisvilleKy.gov website. You can also mulch leaves by mowing over the leaves. The mulching process can help the leaves break down quickly, putting nutrients back into your soil. However, make sure the leaf material left behind blends with the turf, and does not cover the blades of the grass causing the lawn to suffocate. We also ask all residents to be mindful of your neighbors when relocating your yard waste, and refrain from blowing or placing your leaves, grass clippings, and other yard waste, into the road and the surrounding landscaped island areas that the HOA has serviced throughout the year.

Lastly, we would like to thank those residents that we see picking up random trash from our sidewalks, common areas, and roads, and we thank you for putting in the time and effort to do so! We encourage all residents to work together and do their part in helping to keep our neighborhood looking great!

Finance Report

I am proud to announce that this year, we were able to stay within our budget. Your invoice for current HOA dues is included with this newsletter. PLEASE remit them on time. Late or nonpayment results in increased effort and expenses for your neighbors and yourself, as additional fees will be assessed when appropriate. If you do have questions regarding dues, please contact us at finance@adamsrunhoa.com.

This is just a reminder the HOA Board needs you. I am currently serving in dual roles as Vice President & Treasurer. We need more folks to show an interest in maintaining the neighborhood and your investment. Please consider joining us. There is plenty of room for everyone.

Terri Davenport

Republic Services had a "Junk Pick-Up Day" on June 10th Their Fall "Junk Day Pick-Up" is scheduled for Oct 21st. (For Republic Services customers)

The annual meeting for election of officers and board members will be Oct. 14th @ 7 p.m. Please make an effort to attend this important meeting and consider becoming an HOA board member.

Gail Yates, Communications