



Adams Run Homeowner's Association

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September 2022 Annual Newsletter

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Board Members

President

Terry Campbell

Vice President

Kristi Hoar

Secretary

Treasurer

Terri Davenport

Communications

Gail Yates

Documents & Deeds

Tom Neukam

Grounds

Jackie Smith

Board Member

Carl Jones

**Adam's Run
Board Member
Annual Meeting
To be held
Thursday Oct 13th
@ 7 p.m.
Via Zoom**

**Contact
Communications
For a link to
Join in the
Meeting!
ALL are
Welcome!**

From Our President

Here we are - fall is near, pools are being closed, and another busy season of school, football, soccer, dance class and all of the activities that have us running around trying to keep up is here. We are deep in the throngs of what is turning out to be an interesting national election, as we are bombarded with political ads.

As we contemplate the possible results of November, let us not forget another important event that affects each of us every day, the Annual Homeowner's Meeting. Ahhh, but we can be so cynical about just a small-time meeting that only deals with Adam's Run households, but we can't neglect the thing that impacts us most immediately, the community around us. "All Politics is Local" and certainly you cannot get more local than a homeowner's association.

At the annual meeting, we will be voting for positions for the board. We are a self-managed, all volunteer homeowner's association. We save Adam's Run homeowners hundreds of dollars in homeowner's dues. If we do not get volunteers to serve on the board, we may be forced to hire a management firm and that will cost everyone hundreds of dollars more than you are paying now for the same services you receive today. Board members are homeowners who want to ensure that we protect our property values and quality of life in the neighborhood. I encourage everyone to get involved, even if it's just to attend the annual homeowner's meeting.

I want to thank the 2022 board members for a job well done. It has not been an easy year, for any of us. This year's storm damage still shows around the neighborhood. Contractors don't want to show up to quote a job, let alone do the job. We have been trying to get the damaged trees along the front of Adam's Run cut down and can't get a contractor to show up to quote the job. The board is all volunteer-we all have jobs, family life, we are all homeowners in Adams's Run.

We encourage everyone to download and read the CCRs for Adam's Run. We all bought r homes in a deeded community because we want to protect our investment. Our homes are one of our biggest investments. When homeowners park their cars in the yard, build sheds, install above ground pools or have disabled vehicles in the driveways, it all goes against the CCRs that we all agreed to live by when we bought our homes in Adam's Run. The board has a fiduciary duty to enforce our CCRs. That said, the homeowners have every right to change any part of the CCRs-it just takes 75% of the homeowners to agree on the changes.

It's your neighborhood, it's your investment, so please help us to keep Adam's Run as one of the "most sough-after neighborhoods in Louisville." I encourage everyone to contribute a small amount of your time to help sustain our neighborhood. Thank you for trusting me to be your HOA President.

Sincerely,
Terry Campbell ~ President - Adam's Run HOA

Finance Report

As treasurer and a proud homeowner in Adam's Run, I am pleased to announce that we completed the year within our budget, once again. Looking to the coming fiscal year, the dues will remain the same at \$175 for 2022-2023.

Please see your current HOA dues invoice enclosed with this newsletter and be sure to remit payment on time. Failure to do so will result in additional fees being assessed. Please note that nonpayment resulting in a lien being placed will acquire a \$500 lien filing fee.

If you have any questions, contact me @ TreasurerAdamsRun2022@gmail.com

Terri Davenport ~ Treasurer

Documents & Deeds Report

Adam's 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, & Restrictions" (CCRs) are slightly different for each section. You can download a map showing which section your home is in, and the CCR's for that section on our website (AdamsRunHoa.com)

Although most of the provisions in the CCR's 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, out buildings, permitted animals and such. You should have been given a copy of the CCR's when you purchased your home. If not, you can download a copy from the website AdamsRunHOA.com

A couple of points to remember:

1. The HOA did not create the CCR's, 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 on the website. Email the completed form to deeds.adamsrun@gmail.com 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 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.

Rental Properties

Renters and guests, whether short term or long term are expected to adhere to the same restrictions of the property owner. It is the responsibility of the property owner to enforce this. It should also be noted that Louisville Metro requires that "All property located in Louisville Metro and occupied or offered for occupancy in exchange for money or any other consideration must be registered with Louisville Metro Government. Failure to register is subject to a fine up to \$100 per day per housing unit."

Tom Neukam, Chair ~ Documents & Deeds Committee

Grounds Report

We continue to work on managing day-to-day grounds needs, complaints, and seek to make improvements as needed.

A few of our improvements in the works:

- Landscape lighting near the front main entrance. Once all quotes have been received, we should have work completed within a week or two.
- Adding “No Soliciting” signs to cover all entrances to our neighborhood. I know this has been a frustration for most, but this effort for additional signage should effectively reach all solicitors as they enter any of our entrances.
- Pine trees at the main entrance are being reviewed for maintenance and/or removal as some are showing signs of age and damage from the elements.

Apart from efforts being made by the HOA, we encourage all neighbors to do their part as well as keeping yards and easements maintained, and refrain from parking vehicles in areas other than driveways or streets. Parking of vehicles in yards and easements is listed as an ordinance by Louisville Metro and explained in Statute 156.052.

As we move into this next season, we would like to remind everyone to dispose of your leaves appropriately. We would 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 roads, sidewalks, and the surrounding landscaped island areas that the HOA has serviced throughout the year.

If you are unsure of the county guidelines for leaf removal, access the LouisvilleKy.gov website, and search for “Yard Waste.”

We encourage all residents to work together and do their part in helping to keep our neighborhood looking great!

Jackie Smith, Chair ~ Grounds Committee

Communications Report

Welcome new homeowners/residents. The HOA website has been updated and the new address is <https://adamsrunhoa.com> For specific finance information, please use the form on the finance page for dues and account info.

Adam’s Run has contracted with Republic Services for discounted rates on disposal services. Contact Republic Services @ 502-638-9000 and mention that you reside in Adam’s Run. They offer a bulk pick up day twice a year for customers. The fall pickup day will be Oct 20th, 2022

The annual yard sale was held on Sat, June 5th and was a success. Thanks to all who participated.

The annual meeting for election of officers and board members will be Thursday, October 13th @ 7 p.m. via Zoom. If you wish to attend this meeting, email communications.arhoa@gmail.com and the link will be sent to you. Please make an effort to attend this important meeting and consider becoming an HOA board member.

Gail Yates, Communications